



CITY OF HELENA
Pre-Application Meeting
October 26, 2026– 1:30 PM
Zoom Online Meeting; <https://us02web.zoom.us/j/84080329567>

Call to Order

A. Non-Subdivision Pre-Development Consultation

PREAPP2610-0017

Dallin Aston of Nova Source is proposing the construction of a Valvoline Instant Oil Change business on the NW .75 acre corner of the 6.5 acre lot directly east of the Costco located at 2195 Custer Ave. They would like to discuss water and sewer access with staff, and propose access off the Costco access drive off Custer Ave. They would also like to discuss any drainage provisions with staff. The lot is zoned B-2 and owned by the Helena Regional Airport Authority.

PREAPP2610-0018

Nicholas Krey of Venture West is proposing removing onsite infrastructure and the construction of a new delivery facility with associated site improvements, including onsite storm water detention facilities. The facility will consist of truck access, passenger vehicles, and delivery vehicles entering and utilizing different parking lots and building entrances. The property is located at 2823 Airport Rd and is zoned CLM.

PREAPP2610-0019

Liz Koerner of Core States Group is proposing the construction of a new Dutch Bros Coffee with dual drive-through lanes that accommodate up to 20 vehicles in the queue. The proposed site is an approximately .74-acre portion of the SHOPKO overall development. The property is zoned B-2 and generally located at 3101 N Montana Ave.

FUTURE PRE-APPLICATION DEADLINES:

November 9, November 23, December 7

FUTURE PRE-APPLICATION MEETING DATES:

November 16, November 30, December 14

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447-8490; TTY Relay Service 1-800-253-4091 or 711; Email: citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.